



COMMUNITY COUNCILS
A voice for your community



Borough and Bankside Community Council Planning meeting

Minutes of meeting held on
Thursday January 25 2007 at 7.00pm

Charles Dickens School, Lant Street, London SE1 1QP

PRESENT

Councillors Adele Morris (Chair), Danny McCarthy, David Noakes and Lorraine Zuleta.

Also present:

Michelle Sterry, planning officer

Linda Saunders, legal officer

Beverley Olamijulo, community councils & development officer

1. Introduction and welcome by the Chair

The Chair welcomed members of the public, Council Members and officers.

2. Apologies

Apologies for absence were submitted on behalf of Councillors, Mackie Sheik and Tim McNally.

3. Items of business, which the Chair deems urgent

There were no urgent agenda items, however an addendum report and supplementary papers were tabled at the meeting.

4. Disclosure of Members' Interests and Dispensations

Cllr Adele Morris declared a personal and non-prejudicial interest in respect of Item 1/6, All Hallows Church and Church Hall, 10 Copperfield Street SE1

because she worked alongside residents prior to becoming Chair of this community council and agreed to withdraw from the meeting for this item.

5. Minutes of previous meeting held on November 21 2006

Members agreed the minutes of the planning meeting held on November 21 2006 as a true and accurate record of the proceedings. Councillor Adele Morris signed the minutes.

Recording of Members' votes

Community council procedure rule 1.9 (3) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Community council considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

6. Development Control

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

6A Addendum Report – Development Control Items

The addendum report had not been circulated to members five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair decided that it should be considered as an urgent report to enable members to be aware of late observations, consultation responses, information and revisions. Applications are required by statute to be considered as speedily as possible. Delay in initiating enforcement action means adjoining residents have to suffer nuisance for a longer period. Deferral would also delay the processing of

applications/enforcements and cause inconvenience to all those who attend the meeting.

Development Control Items

The chair agreed to vary the order of the planning items and mentioned that item 1/6 would be considered first.

At this juncture Cllr Adele Morris agreed to step down as chair for this item only and left the room. The community council nominated Cllr Lorraine Zuleta to preside over as chair for item 1/6.

Cllr Lorraine Zuleta questioned the legal officer about the chair's prejudicial interest. The legal officer responded by stating that as Cllr Morris had previously made representations on this application, it was not appropriate for her to take part as a voting member because it would be seen as one has predetermined the application.

Cllr McCarthy said local councillors should be able to make representations on behalf of constituents and would be taking this matter up with the Borough Solicitor.

Item 1/6

All Hallows Church & Church Hall, 10 Copperfield Street, London SE1 0EP (see pages 62 – 76)

Proposal (a) Planning permission for the construction of a four storey building with basement comprising of B1 (office) and community/worship uses on the ground floor and basement and 13 flats on the first, second and third floors. Conversion and alteration of retained church hall to form a new 4 bedroom canon pastor's house; and
(b) Conservation area consent for the demolition of existing church with retention of parts and partial demolition of church hall.

Michele Sterry, the planning officer, introduced the report and Members were provided copies of the plans for the proposed development.

The meeting heard representations from an objector who was speaking on behalf of residents in Union Street. The objector explained that the development would affect a lot of residents due to the overlooking. He said residents were not

consulted about this development. The objector thought the applicant's survey report was misleading and stated that he supports the officer's recommendation.

The applicant gave representations at the meeting and outlined the benefits of a community hall, providing affordable housing and employment opportunities in the area.

Further discussion and questions took place on issues relating to the sunlight and daylight survey which was done in accordance with the BRE regulations.

RESOLVED: That planning permission be refused on the grounds that the proposal would harm the amenities of adjoining residents in Thorold House and Trelawney House by reason of loss of daylight and sunlight to habitable rooms and create a sense of enclosure . The proposal would have a detrimental impact on these residents and therefore the proposal is contrary to policies E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan 1995 and Policies 3.2 'Protection of Amenity' and 3.10 'Efficient Use of Land' of the Southwark Plan 2006 [Modifications Version].

At 7.40pm Councillor Morris resumed the position as chair at the meeting.

Item 1/1

Full Planning permission: David Copperfield Gardens, New Kent Road, London, SE1 6AL (See pages 15 – 26)

Proposal Landscape works to existing park including: removal of hard surfacing, furniture and railings, tree felling, thinning of existing shrubs, removal of some existing planting, new macadam footpaths, new seating & new shrub and perennial planting .

Michele Sterry, the planning officer, introduced the report and Members were provided with copies of the plans for this application.

There were no objectors present at the meeting

RESOLVED: That planning permission be granted subject to conditions with the following informative:

The applicant be advised that Pear trees should be used in the scheme rather than Hawthorne and the Plane should be replaced with a Rowan. All containerised trees shall have a minimum girth of 12 – 14 centrimetres.

Item 1/2

Full Planning permission: 51 Borough High Street, London, SE1 1NB
(See pages 27 - 34)

Proposal The erection of a rear extension at second, third and fourth floors to provide a new internal staircase.

The planning officer, introduced the report and Members were provided with copies of the plan.

There were no objectors present at the meeting.

The applicant addressed the meeting.

RESOLVED: That planning permission be granted subject to conditions outlined in the report.

Item 1/3

Full Planning permission: Newington Gardens, Harper Road SE1 6PX
(See pages 35 - 43)

Proposal Landscape works to existing park including engineering works to existing surfacing, installation of 4 sculptures, fencing and re-surfacing of sports pitches including line marking and lighting improvements.

The planning officer introduced the report and questions were asked by Members.

There were no objectors present at the meeting.

RESOLVED: That planning permission be granted subject to conditions outlined in the report.

Item 1/4

Full Planning permission: Riverside Workshops, 28 Park Street,

London SE1 9EQ (See pages 44 - 53)

Proposal Amendment during the course of construction of permission ref: 01-AP-1531 for the erection of a six storey building for office purposes to now incorporate an additional two storeys (eight storeys in total) to provide 9 self contained maisonettes.

The planning officer introduced the report and questions were asked by Members.

Members were also notified by the officer that they received a letter of objection and were advised that the main issue was the impact it would have on adjoining buildings.

Representations were heard from the applicant and applicant's agent.

The design conservation officer was present and addressed the meeting.

- RESOLVED:**
1. That planning permission be refused on the grounds that the development would affect surrounding properties due to its bulk and height. Also, the proposal would be contrary to Policies 3.11 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2006 [Modifications Version] and Policy E.2.3 (Aesthetic Control) of the adopted Southwark Unitary Development Plan 1995.
 2. That the proposed development would affect the conservation area making the proposal contrary to Policy 3.16 (Conservation Areas) of the Southwark Plan 2006 [Modifications Version] and Policies E.2.3 (Aesthetic Control) and E.4.3. (Proposals Affecting Conservation Areas) of the adopted Southwark Unitary Development Plan 1995.

Item 1/5

Full Planning permission: 11B Stoney Street, SE1 9AD

(See pages 54 - 61)

Proposal Variation of condition 7 on application 05-PAP-0993 for the use of the property as a restaurant, to extend trading hours from 10:00 – 23:00, 7 days a week, to 10:00 – 01 :00 am, 7 days a week.

The planning officer introduced the report and questions were asked by Members.

Representations were heard from the objectors and applicant's agent.

RESOLVED: That planning permission be granted subject to the trading hours being extended from 10:00 - 23:00, 7 days a week, to 10:00 - 12 midnight, 7 days a week subject following condition:

The extended hours hereby permitted shall be until 31.01.2009 on or before which date the extended hours shall be discontinued or a further planning application submitted and approved in writing.

Reason:

In order to safeguard the amenities of residents in terms of noise and disturbance in compliance with Policy 3.2 'Protection of Amenity' of the Southwark Plan [Modifications Version] June 2006 and Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan 1995.

Items 1/7 and 1/8

Full Planning permission: 31 Union Street, SE1 1SD (See pages 77 - 87)

- Proposals**
1. Planning permission for the change of use of ground and basement floors to Class B1 (office) and creation of a 2-bedroom flat to the rear with rear mansard roof extension and alterations to ground floor front elevation; and
 2. Listed Building Consent for Change of use of ground and basement floors to Class B1 (office) and creation of a 2-bedroom flat to the rear with rear mansard roof extension and alterations to ground floor front elevation (re-submission).

The planning officer introduced the report and responded to questions from Members.

The applicant was present who made no representation to the meeting other than to respond to members' questions.

- RESOLVED:**
1. That planning permission be granted.
 2. That Listed Building consent be granted subject to conditions as set out in the agenda

Item1/9 (supplemental agenda)

Full Planning permission: 20 – 30 Wilds Rents, London SE1 4QB

This report was not circulated to members five clear working days in advance of the meeting, nor had it been available for public inspection during that time because of the reasons contained within the report.

Proposal Demolition of existing building/warehouse and construction of new 5 storey (15 metres) high building comprising 5 business units (Use Class B1) at ground and first floor levels with a total of 569m² work area, as well as 26 apartments and five live/work units on the upper levels, a basement car park providing 20 parking spaces, bicycle and motorbike storage.

RESOLVED: That planning permission be granted in principle subject to the views of the Environment Agency and negotiation of a Section 106 obligation and the following additional condition:

Detailed drawings of the side (north) elevation showing details of the treatment of this elevation to prevent loss of privacy to the occupiers of the units to the rear in 20 to 30 Wilds Rent (2 copies) shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the treatment of this

elevation in the interest of the appearance of the building in accordance with Policy E.2.3. 'Aesthetic Control' and the amenities of residents in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plans.

7. Closing Comments by Chair

The Chair thanked everyone for attending and contributing to the meeting.

The meeting closed at 10.20pm.

Chair:

Date: